

**CITY OF WOODSTOCK  
HISTORIC PRESERVATION COMMISSION**

August 24, 2015  
City Council Chambers

**I. CALL TO ORDER**

The regular meeting of the Woodstock Historic Preservation Commission was called to order at 7:00 PM by Vice Chairperson Erica Wilson on Monday, August 24, 2015 in Council Chambers at City Hall.

**COMMISSION MEMBERS PRESENT:** Vice Chairperson Erica Wilson, Jerry Furlano, Jodie Kurtz-Osborne, Rodney Paglialong

**COMMISSION MEMBERS ABSENT:** None

**STAFF PRESENT:** City Planner Nancy Baker

**OTHERS PRESENT:** Deputy City Clerk Amy Weber

**II. APPROVAL OF MINUTES:**

Motion by Rodney Paglialong, second by Jodie Kurtz-Osborne to approve the August 4, 2015 minutes of the Woodstock Historic Preservation Commission with the following changes:

*Page 2, second paragraph, put an "N" in front of Baker.*

*Page 3, third line, "we don't cherish the old" add "infrastructure".*

**III. PUBLIC COMMENT**

No comments from the public.

**IV. GENERAL BUSINESS**

**A. 101 N. Johnson Street—Certificate of Appropriateness for jail windows**

N. Baker states that at the last meeting the commission approved removal of the existing steel windows and replace with new steel windows. Aluminum were also discussed but the Commission needed more information to make a decision. Gary Anderson of Gary W. Anderson Architecture, 200 Prairie St, Rockford, IL said he has been working with the city from the beginning and they looked at all windows, discussed steel vs. aluminum, and narrowed it down to the Graham 6700 window in the packet. Gary Anderson noted that following the sight lines of the original steel windows was difficult to do. This window provides the right sash and sight line. Looking at the section sheet, the outside looks like a steel window, the inside looks like an aluminum square. The sight line is narrow but deeper than steel. The steel window approved at the previous meeting cost 200,000 or more while the aluminum are closer to 60,000. N. Baker thinks they are nice looking windows for the money, and most importantly, get the sight lines right.

E. Wilson asked if the picture in packet was the Graham one. G. Anderson replied, yes. E. Wilson noted that the operable part in the picture looks a lot thicker than the other one. G. Anderson said it was another model. He talked with Anthony Ravano who told him that as long as the sight lines from outside meet criteria it should be acceptable provided the steel windows could not be restored. G. Anderson discussed the pros and

cons of steel replacement windows. He noted it is hard to repair steel windows, and that steel is more expensive than aluminum. Also, it can be difficult to get a tight seal. Aluminum is cheaper and potentially more durable, but it is harder to maintain the right sight lines and look from aluminum.

J. Furlano asked what type of screw would be utilized. G. Anderson replied, they would use stainless steel screws, since screws tend to rust over time. J. Kurtz-Osborne asked if there were worries over the windows on the bottom level. N. Baker noted that the basement windows be included in a later project. She added that the windows aren't in bad condition but the steel bars on the outside are causing masonry issues. E. Wilson asked if G. Anderson would recommend aluminum over steel and he replied that he would, provided you can meet the indicated conditions.

The commission questioned G. Anderson about some of the particulars of the window design—thickness, glazing, color and type of channel. In response to a question from R. Paglialong, G. Anderson noted that none of the specifications would disqualify the project from federal tax credits, and that they are working hard to ensure no interested bidders are disqualified. E. Wilson asked G. Anderson to summarize the big differential in cost and how both windows would perform. G. Anderson noted that longevity is a big factor, as steel has a tendency to degrade more than aluminum. He believes aluminum will provide better performance. The suggested that the windows have operable awnings, sashes and that the Kynar finish is a quality paint finish product. R. Paglialong asked if there were any more questions or concerns. N. Baker added that the city is still looking at steel window options and prices. Given all of the needs of this building the aluminum windows go a long way toward maintaining the integrity of the building. E. Wilson asked for a motion to approve use of Graham 6700 window as an alternate to the previously approved traditional steel windows. R. Paglialong made a motion to approve, J. Kurtz-Osborne seconded. Motion carried.

## **V. Other Updates**

N. Baker said that bids for the window project are due September 3<sup>rd</sup>. And she asked for contractors to have qualifications of working on historic buildings. She added that there haven't been a lot of calls and if the Commission knew of any contractors please have them call the city. She stated that part of bid is installation of steel windows and masonry work and part is wood windows including paint removal. E. Wilson asked about the Urban Land Institute TAP recommendations. N. Baker said the main focus is to establish an advisory committee and at the first or second meeting in September the City Council will more formally approve an advisory committee structure.

## **VI. ADJOURNMENT:**

Motion by Rodney Paglialong, second by Jodie Kurtz-Osborne to adjourn to the next regular meeting of the Woodstock Historic Preservation Commission. Ayes: Vice Chairperson E. Wilson, R. Paglialong, J. Kurtz-Osborne, J. Furlano. Nays: None. Absentees: None. Abstentions: None. Motion carried.

Meeting adjourned at 7:20 PM.

Respectfully submitted,

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Amy Weber – Deputy City Clerk